

Resource Capital Corp. Declares Quarterly Cash Dividend

PHILADELPHIA--(BUSINESS WIRE)--March 16, 2006--Resource Capital Corp. (NYSE:RSO)("RCC") announced today that its Board of Directors has declared a cash dividend of \$0.33 per common share for the quarter ended March 31, 2006. The dividend will be paid on April 10, 2006 to holders of record on March 27, 2006.

Resource Capital Corp. is a specialty finance company that began operations in March 2005 and intends to qualify to be taxed as a real estate investment trust for federal income tax purposes. RCC invests in a combination of real estate-related assets and, to a lesser extent, higher-yielding commercial finance assets, targeting the following asset classes: commercial real estate-related assets such as B notes, mezzanine debt and commercial mortgage-backed securities; residential real estate-related assets such as residential mortgage-backed securities; and commercial finance assets such as other asset-backed securities, syndicated bank loans, equipment leases, trust preferred securities and private equity investments principally issued by financial institutions.

This press release includes statements that may constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward looking statements are subject to a variety of known and unknown risks, uncertainties, and other factors that are difficult to predict and many of which are beyond management's control. Factors that can affect future results are discussed in the documents filed by Resource Capital Corp. from time to time with the Securities and Exchange Commission. Resource Capital Corp. undertakes no obligation to update or revise any forward looking statement to reflect new information or events.

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